

3550

VICTORIA PARK AVENUE

TORONTO



OFFICE SPACE FOR LEASE

4th Floor - 3 Units - 2,022 SF to 8,790 SF
5th Floor - Entire floor - 14,372 SF



AVAILABLE UNITS

Unit	430	433	456	430+433	433+456	430+433+456	500
Size (SF)	4,128	2,022	2,640	6,150	4,662	8,790	14,372
Asking Rate (PSF)	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$10.50
TMI 2026 (PSF)	\$12.44	\$12.44	\$12.44	\$12.44	\$12.44	\$12.44	\$12.44
Possession	Immediate	Immediate	Immediate	Immediate	Immediate	Immediate	Immediate



HIGHLIGHTS

-  4th Floor: Flexible suites ranging from 2,000 to 8,000 SF
-  5th Floor: Full floor availability with sweeping 360° views
-  Professional on-site property management
-  Ample free parking (underground tenant parking, surface visitor parking)
-  Immediate possession available
-  Superior connectivity: Quick access to Highways 404, 401, and 407; steps to TTC

ZONING

MO - Industrial-Office Business Park

Permitted uses

- Adult education school
- Artist studio
- Car rental agency
- College
- Commercial gallery
- Commercial school
- Communications and broadcasting
- Community centre
- Day nursery
- Financial institution
- Fitness centre
- Gasoline station
- Health science research laboratory
- Hotel
- Industrial sales and servic
- Laundry
- Manufacturing
- Museum
- Office uses
- Outdoor cafe
- Park
- Personal service shop
- Place of worship
- Public library
- Research laboratory
- Restaurant
- Retail store
- Service shop
- Service station
- Showroom
- Theatre
- University uses

4TH FLOOR PLAN



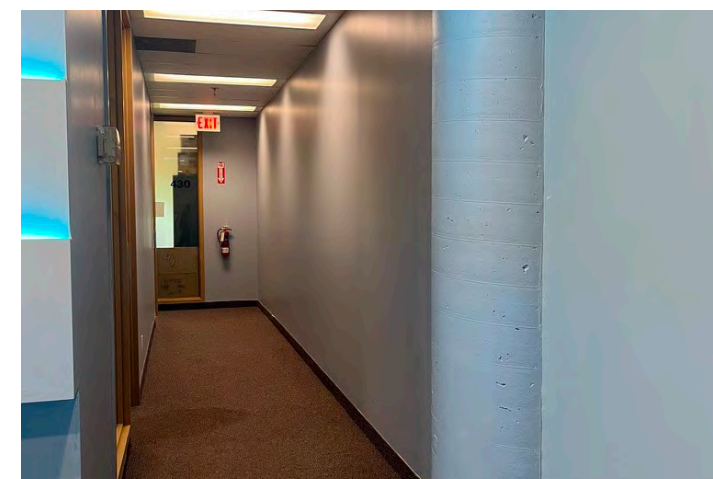
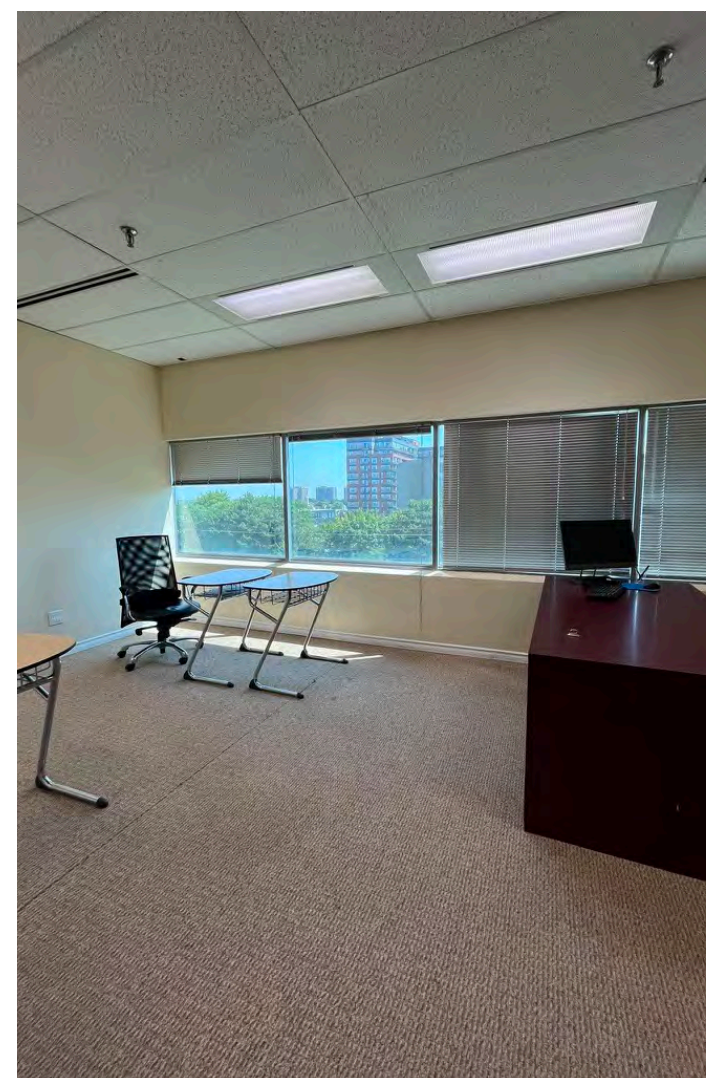
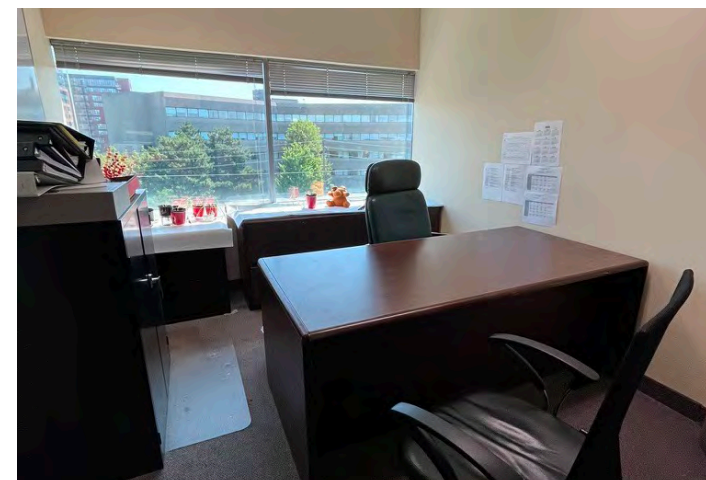
Unit 430: 4,128 sf Unit 433: 2,022 sf Unit 456: 2,640 sf

Unit 430+433: 6,150 sf

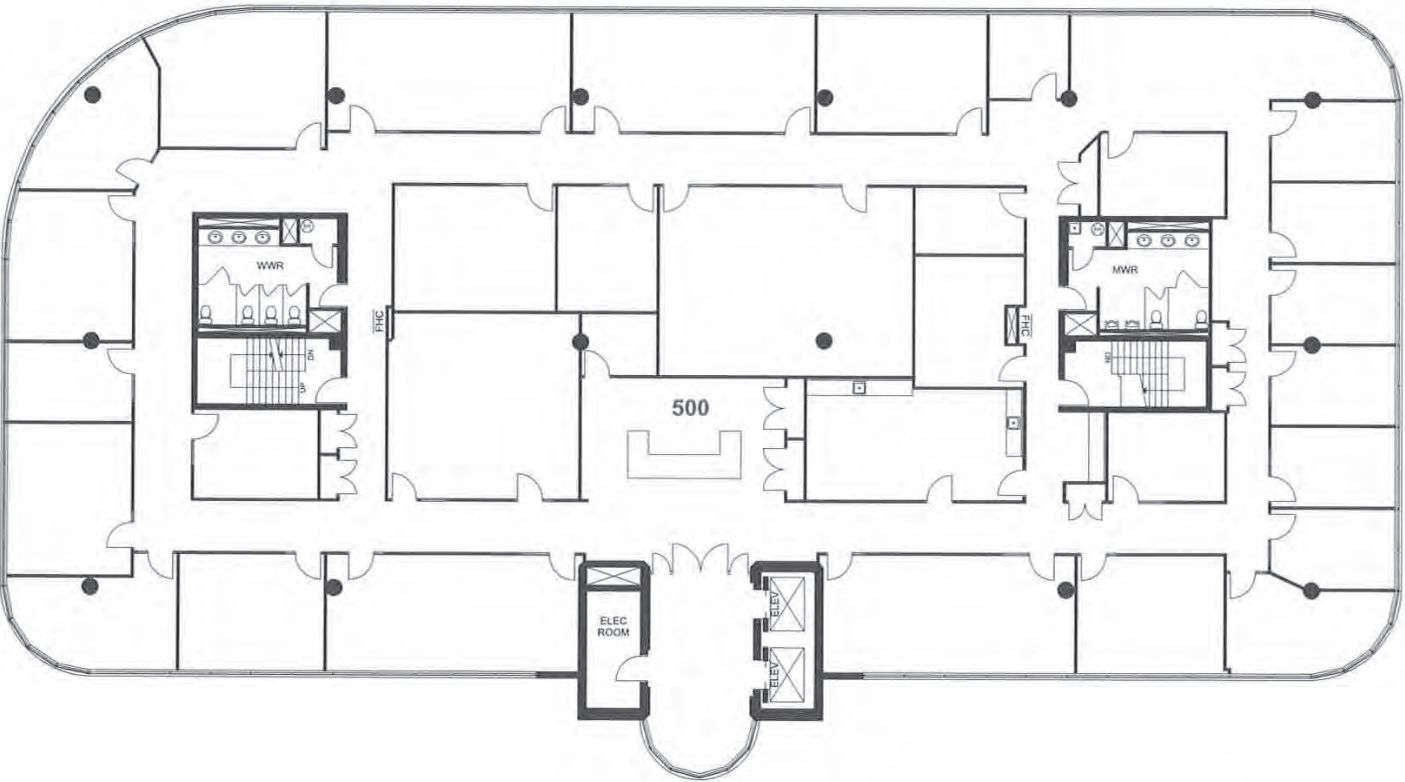
Unit 433+456: 4,662 sf

Unit 430+433: 8,790 sf

4TH FLOOR INTERIOR PHOTOS

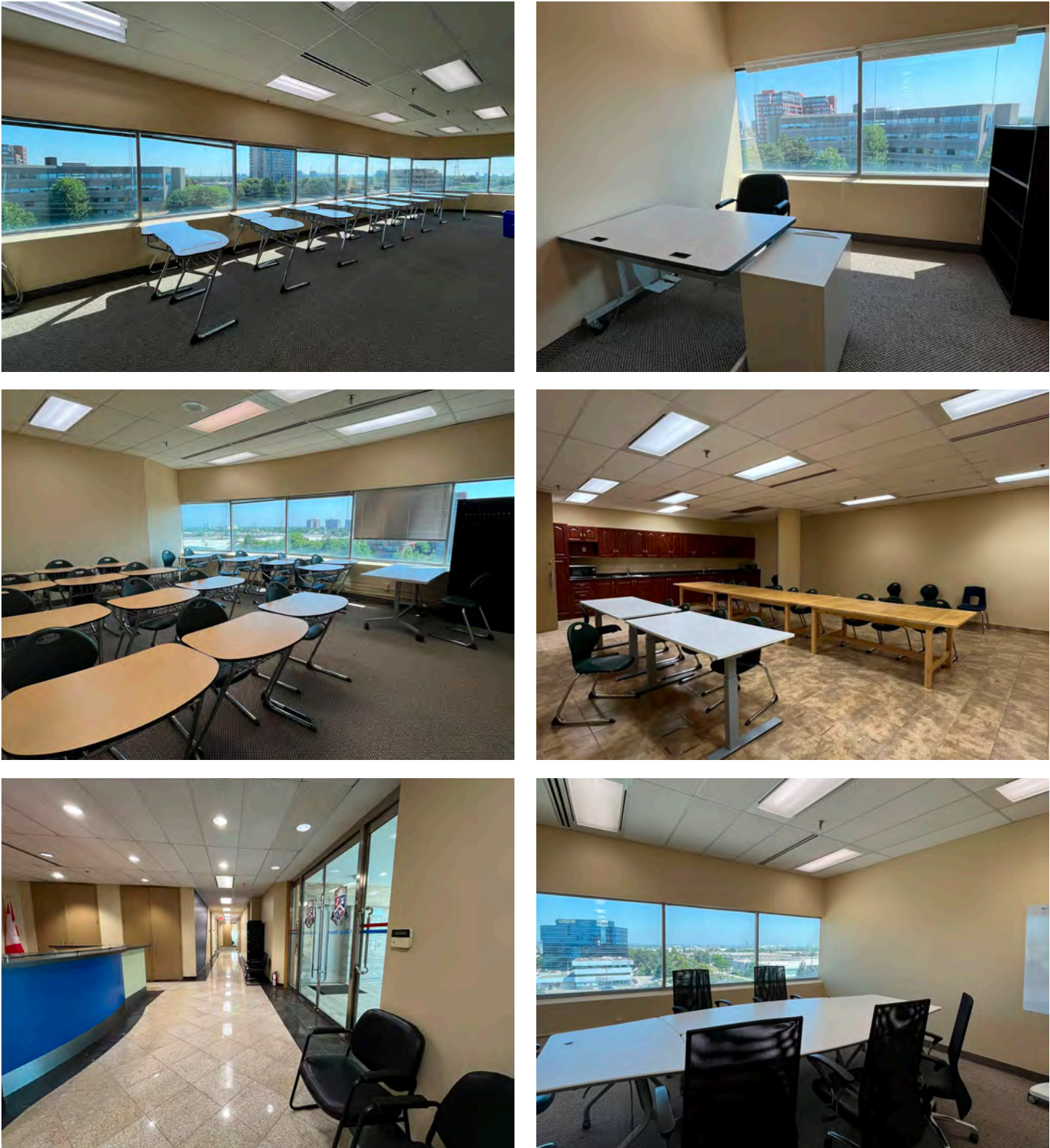


5TH FLOOR PLAN



Entire floor - 14,372 sf

5TH FLOOR INTERIOR PHOTOS





Drive Time

5 MINS
Hwy 404/DVP

8 MINS
Hwy 401

10 MINS
Yonge Street

18 MINS
Downtown Toronto

25 MINS
Pearson Airport

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